

Memorandum

To: Planning Commission Members
From: Development Department
CC: Honorable Members of City Council, Clerk of Council, City Departments
Date: November 30, 2012
Re: Staff Report for The Pinnacle Club Section 6 Part 4 – Plat Approval

Item #1 – The Pinnacle Club Section 6 Part 4 – Plat Approval
(PID# 201210290047)

Application: Plat Approval
Location: 1535 White Road
Applicant: **Jason Francis, M/I Homes**
Zoning: PUD-R
Use: Single Family Residential

Relevant Code Section(s):

- 1101.07 Development Standards – Submission Procedures
- 1101.08 Development Standards – Plan Content

Project Summary:

The applicant is requesting approval of a plat for The Pinnacle Club Section 6 Part 4. The proposed plat would create 29 residential lots on 8.862 acres of land south of Pinnacle Club Drive held by M/I Homes of Central Ohio LLC. The plat approval will include the extension and dedication of Scotsman Drive and Fairway Drive, for a total of 1.795 acres of new dedicated right-of-way. The proposed lots meet all applicable requirements of the Pinnacle Club Zoning Text and are consistent with the approved development plan.

The submitted plat displays incomplete information for Section 6 Part 3 Phase B, by not including the plat book and page. Because this section has been approved but not yet recorded, staff recommends that the proposed plat not be approved by City Council until a revised plat can be submitted displaying complete information for Section 6 Part 3 Phase B.

Recommendation(s):

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Plat with the following stipulation:

1. The plat shall not be approved until a revised plat is submitted displaying complete information for Section 6 Part 3 Phase B.